



City of Statesboro
Department of Planning and Development Memorandum

50 East Main Street

P.O. Box 348

» (912) 764-0630

Statesboro, Georgia 30458

Statesboro, Georgia 30459

» (912) 764-0664 (Fax)

Statesboro Planning Commission

April 1, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Agenda

I. Call to Order

II. Invocation & Pledge of Allegiance

III. Approval of Minutes

1. March 4, 2025

IV. New Business

1. **APPLICATION RZ 24-10-02:** Collette Sabb-Burke requests a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-4 (High-Density Residential) zoning district on approximately 0.32 acres of property in order to construct a duplex on Garfield Street and Donnie Simmons Way (Tax Parcel# S02 000104 000).
2. **APPLICATION RZ 25-03-01:** Zero Gravity Outreach is requesting a Zoning Amendment from LI (Light Industrial) zoning district to the CBD (Central Business) zoning district in order to redevelop the property for a community event venue and recreational facility at 19 Railroad Street (Tax Parcels # S27 00057 000, S27000057 A000, S27 00060 000, S27 000058 000, S27 00059 001, S27 000059 000).
3. **APPLICATION SUB 25-03-02:** Five Guys Development, LLC requests a Preliminary Subdivision PLAT on a 33.08-acre portion of a 111-acre parcel, in order to amend the phase 3 townhome subdivision at 6922 Burkhalter Road (Tax Parcel # MS108 000002 000).

V. Announcements

VI. Adjourn



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Statesboro Planning Commission

March 4, 2025

5:00 P.M.

City Hall Council Chamber

Meeting Minutes

Commission Members Present: Cathy Dixon, Savannah Beck, Joseph Folsom, Matthew Lovett, and Len Fatica: **City of Statesboro Staff:** Justin Williams (Planning & Housing Administrator), Monica Gann (Senior Planner), Jermaine Foster (City Planner) **Absent:** Ron Simmons and Jim Thibodeau

I. Call to Order

Commissioner Dixon called the meeting to order.

II. Invocation & Pledge of Allegiance

Commissioner Dixon led in the invocation & pledge.

III. Approval of Minutes

1. February 4, 2025 Meeting Minutes.

Commissioner Fatica made a motion to approve the minutes of February 4, 2025 with a second from Commissioner Beck. The motion was passed to approve the minutes of with 5-0 vote.

IV. New Business

1. APPLICATION V 25-01-03: Whitfield Signs requests a variance from Table 2.5.3-C of the Unified Development Code in order to place a 520.5 square foot sign on a building located at 152 Northside Drive East (Tax Parcel # MS84 000003A001).

Justin Williams introduced the case. Commissioner Fatica made a motion to open the public hearing with a second from Commissioner Lovett. The Motion passed on a 5-0 vote. The applicant Katie Brown spoke on this case. Dixon asked about the sign individual letters. Commissioner Fatica made a motion to close the public hearing with a second from Commissioner Beck. The Motion passed 5-0.

After discussion, Commissioner Beck motioned to approve the request and staff conditions with a second from Commissioner Folsom. The motion passed 4-0, 1 Abstain.

2. **APPLICATION V 25-02-01:** 12 Broad LLC requests a variance from Unified Development Code Section 2.214(5i) d, in order to allow for vinyl siding at 12 Broad Street (Tax Parcel #S29 000097 000).

Justin Williams introduced the case. Commissioner Beck made a motion to open the public hearing with a second from Commissioner Fatica. The Motion passed on a 5-0 vote. Brenda Brown and Charlie Schmitt spoke on this case.

After discussion, Commissioner Fatica motioned to approve the request and staff conditions with a second from Commissioner Lovett. The motion passed 4-0, 1 Abstain.

V. Announcements

1. A Public Survey is underway for the Strategic Plan. A Commissioner should consider being a stakeholder for the plan. It will be discussed further during the next meeting.

VI. Adjourn

Commissioner Fatica made a motion to adjourn the meeting. Commissioner Thibodeau seconded, and the motion carried 5-0.

Chair – Cathy Dixon

Secretary – Kathleen Field
Director of Planning & Development



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

(912) 764-0630
(912) 764-0664 (Fax)

RZ 24-10-02 ZONING MAP AMENDMENT REQUEST	
LOCATION:	Garfield Street
EXISTING ZONING:	R-15 (One-Household Residential)
ACRES:	0.30 acres
PARCEL TAX MAP #:	S02000104000
COUNCIL DISTRICT:	District 2
EXISTING USE:	Single-Family Home
PROPOSED USE:	Multi-Family Residential

Case # RZ-24-10-02
Garfield Street Lots 1&2
Parcel: S02 000104 000

Location Map

1 inch equals 100 feet
Aerial 2023 EdgeView

STAGIS

The boundaries depicted on this map are approximate and should be used for reference only.

City of Statesboro
Department of Planning and Development

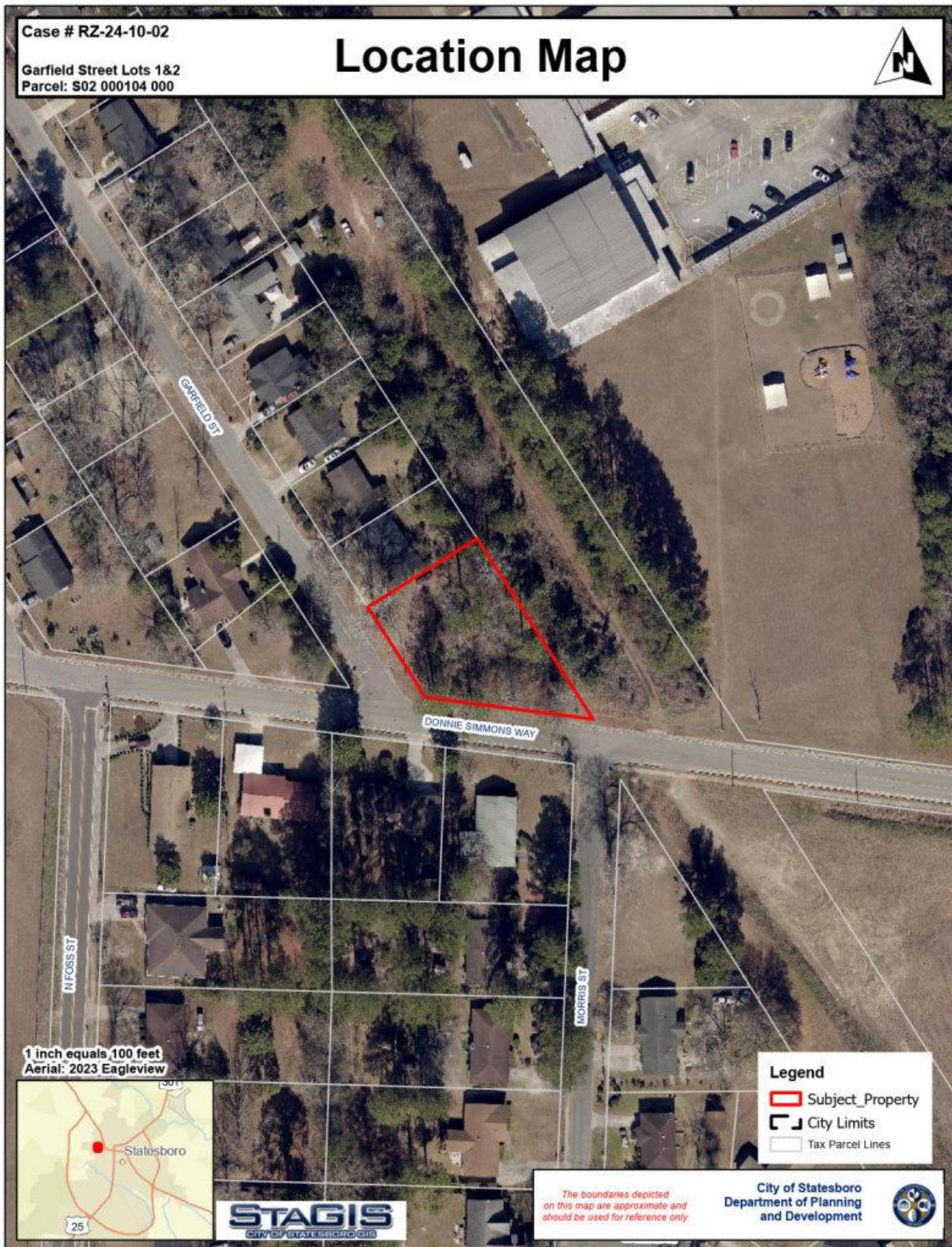
PETITIONER Colette Sabb-Burke

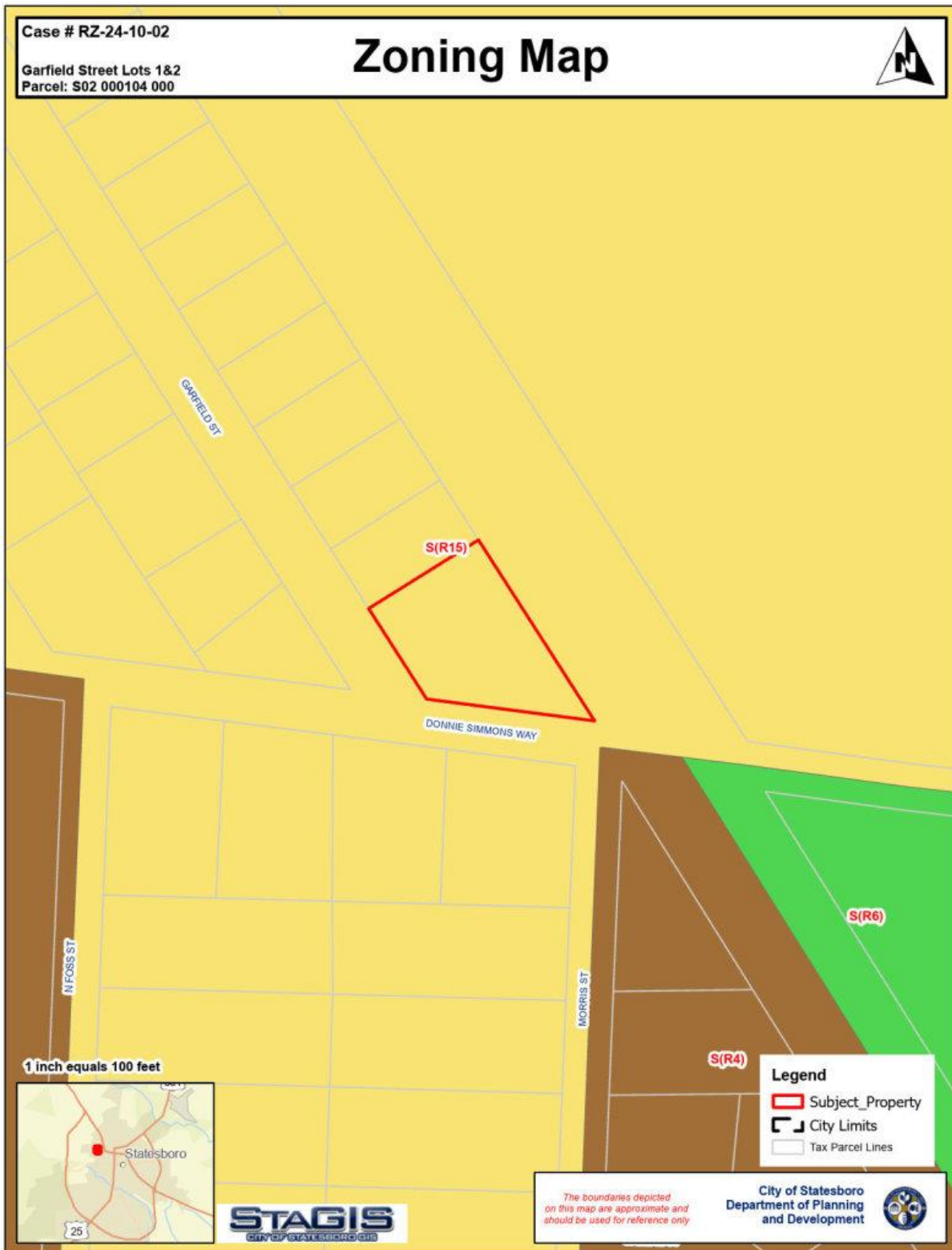
ADDRESS 2034 Clearstream Overlook Stone Mountain, GA 30088

REPRESENTATIVE Same as above

ADDRESS

PROPOSAL
The applicant is requesting a Zoning Map Amendment from the R-15 (One-Household Residential) zoning district to the R-4 (High Density Residential District) zoning district in order to redevelop the property for multi-family duplex.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 24-10-02- DENIAL</u>





Case # RZ-24-10-02

Garfield Street Lots 1&2
Parcel: S02 000104 000

Future Land Use Map





SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-15 (One-Household residential District)	Single Family Dwelling
Northeast	Location Area #2: R-15 (One-Household residential District)	Single Family Dwelling
Northwest	Location Area #3: R-15 (One-Household residential District)	Single Family Dwelling
East	Location Area #4: R-15 (One-Household residential District)	Single-Family Dwelling
West	Location Area #5: R-15 (One-Household residential District)	Single-Family Dwelling
Southwest	Location Area #6: R-15 (One-Household residential District)	Single-Family Dwelling
Southeast	Location Area #7: R-4 (High Density Residential)	Single-Family Dwelling
South	Location Area #8: R-15 (High Density Residential District)	Single-Family Dwelling

SUBJECT SITE

The subject site is a vacant 0.30-acre lot. The applicant intends to build a multi-family duplex.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Established Residential Neighborhood” character area, which generally allows for the development of a number of residential housing types, including duplexes. This is especially appropriate when related to the overall area found within the Urban Redevelopment Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands, nor is it in a flood zone. The site is within proximity of the abandoned railroad tracks on Donnie Simmons Way.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer, and it is not projected that the traffic will be substantially impacted based on the proposed site plan.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

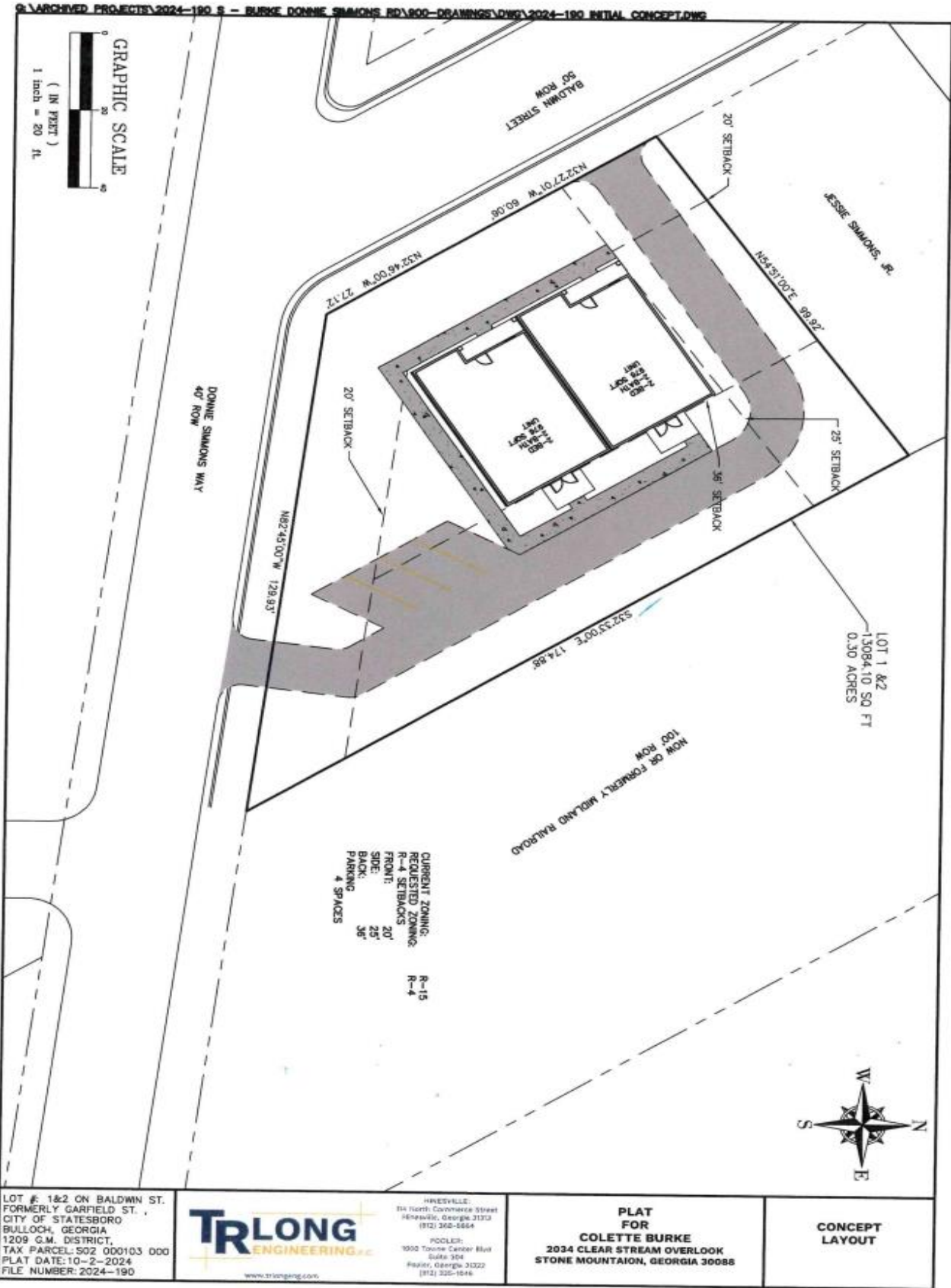
The *Unified Development Code* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
 - While property would be in alignment with the character area, it would be out of line with the actual neighborhood makeup.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - There are no additional duplexes in the area, which would represent a change in the neighborhood makeup. This type of multifamily creep has been restricted in other cases. Based on the existing lot makeup, setbacks associated with the requested zoning restrict the ability to ensure parking adherence in the area.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - The property is currently vacant. The rezone would allow different types of housing to be offered in the established neighborhood.

- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**
 - The site is within the Establish Residential Neighborhood, and while development would be beneficial in the area, the requested type of development is a cause for concern. A single-family home can be built on the site without any issue, which is a productive property.
- 5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**
 - The development would improve conditions in the neighborhood by developing a vacant lot. While lot development is important, this type of development would also create a differing use in a relatively well preserved and historically single-family neighborhood.
- 6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**
 - It is Staff's opinion that the project conforms to the Comprehensive Plan due to the proposed density of the project and associated development area, but this property is not in alignment with established norms in the neighborhood.

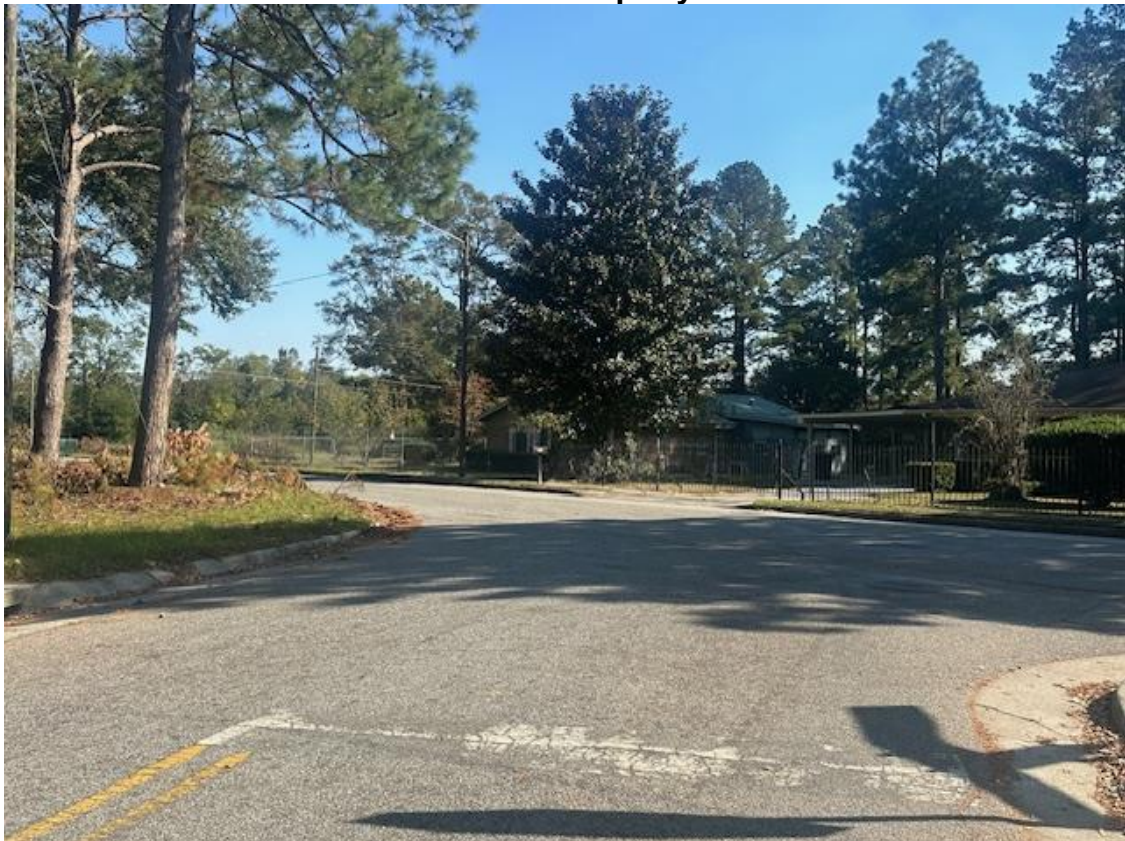
Sketch Plan



Subject Property



Eastern Property



Western Property



Southern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Denial of RZ 24-10-02, due to the lack of compatible structures in the immediate area.** If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this zoning map amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.
2. The property may not be granted any additional exceptions to increase density beyond the maximum already set by regulations in the UDC.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
Statesboro, Georgia 30458

(912) 764-0630
(912) 764-0664 (Fax)

RZ 25-03-01 ZONING MAP AMENDMENT REQUEST	
LOCATION:	19 Railroad Street
EXISTING ZONING:	LI (Light Industrial Districts)
ACRES:	Total of 5.92-acres
PARCEL TAX MAP #:	S27 000057 000, S27 000057A000 S27 000060 000, S27 000058 000 S27 000059 001, S27 000059 000
COUNCIL DISTRICT:	District 2 (Chavers)
EXISTING USE:	Vacant and storage warehouses
PROPOSED USE:	Community/public event and outreach space

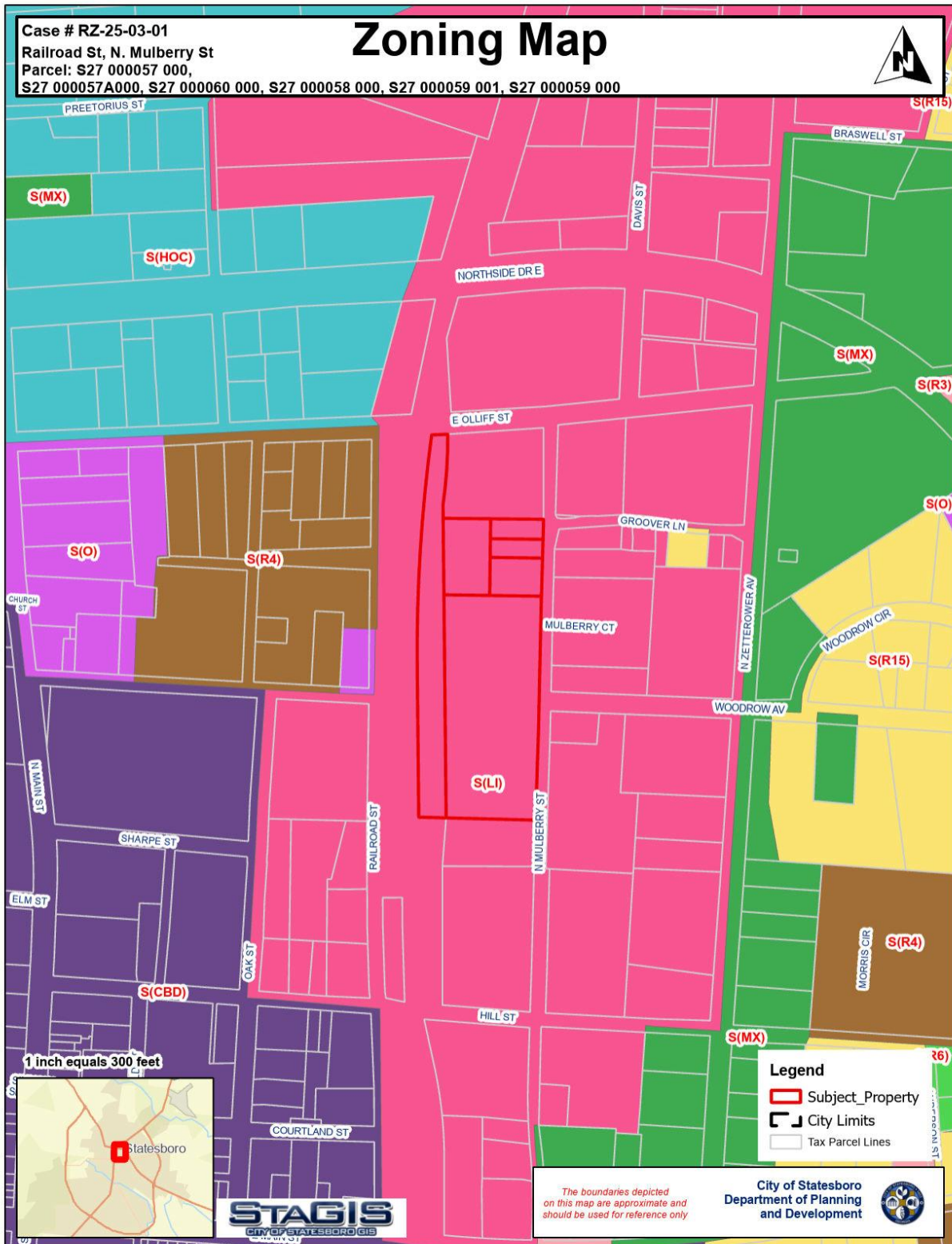
Location Map

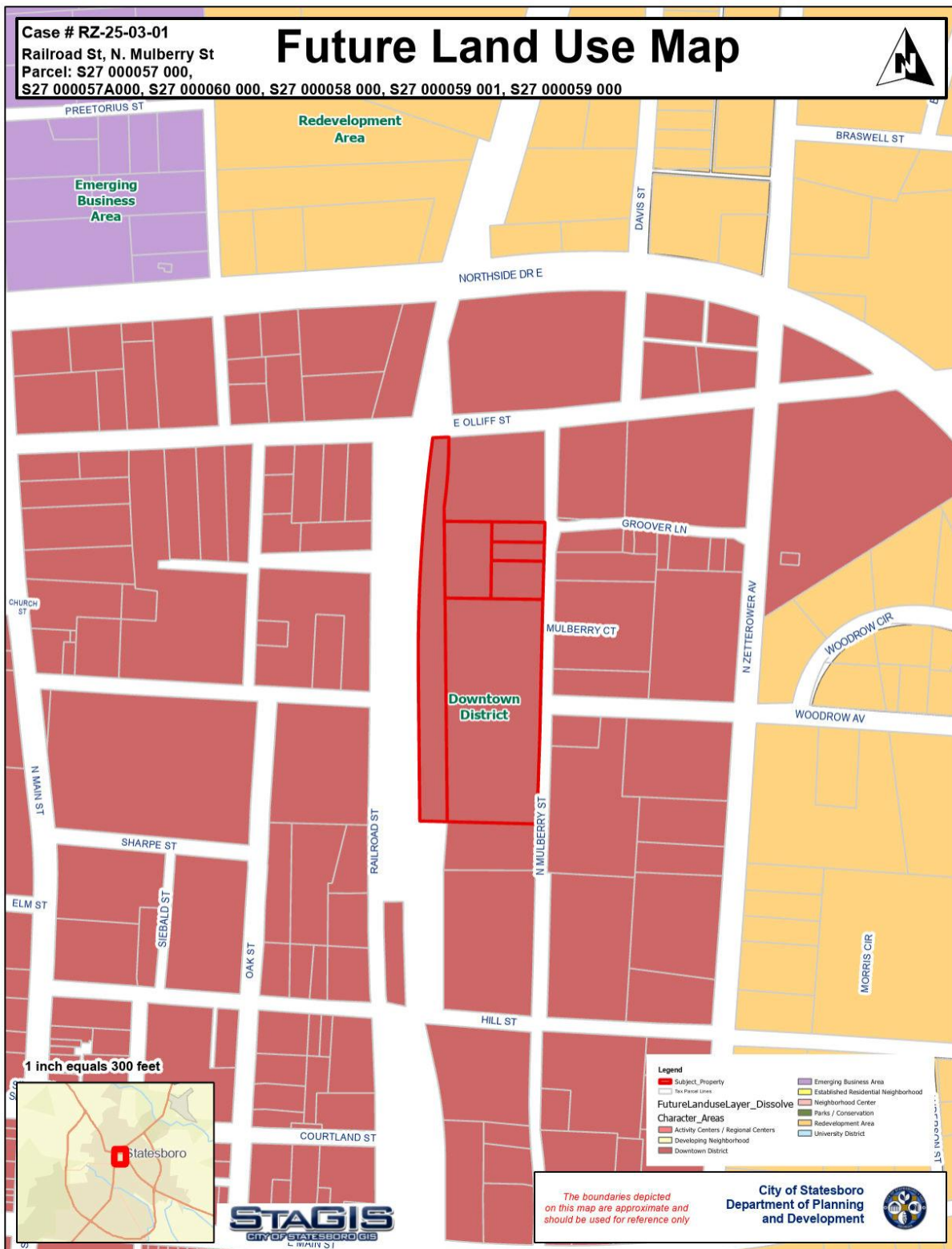
PETITIONER Zero Gravity Outreach
ADDRESS P.O. Box 1350 Douglas, GA 31534

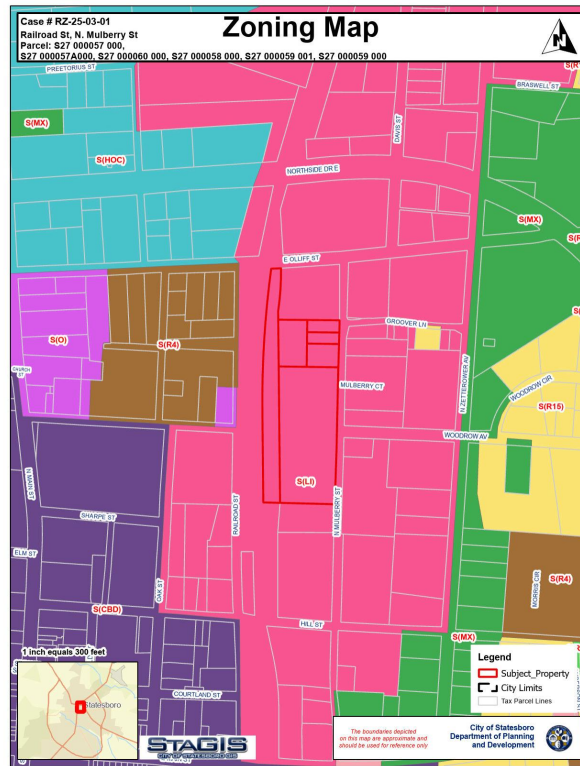
REPRESENTATIVE Tim Wilkinson
ADDRESS 111 Ladd Circle; Statesboro GA, 30458

PROPOSAL
The applicant is requesting a Zoning Map Amendment from the LI (Light Industrial) zoning district to the CBD (Central Business District) zoning district in order to redevelop the property for a community public and outreach space.
STAFF/PLANNING COMMISSION RECOMMENDATION
<u>RZ 25-03-01- CONDITIONAL APPROVAL</u>









SURROUNDING LAND USES/ZONING

Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: LI (Light Industrial District)	Storage Warehouse
Northeast	Location Area #2: LI (Light Industrial District)	Storage Warehouse
Northwest	Location Area #3: Highway Oriented Commercial District (HOC)	Commercial space
East	Location Area #4: LI (Light Industrial District)	Storage Warehouse
West	Location Area #5: R-4 (High Density Residential District)	Multi and single-family houses
Southwest	Location Area #6: LI (Light Industrial District)	Religious Institution
Southeast	Location Area #7: LI (Light Industrial District)	Storage Warehouse
South	Location Area #8: LI (Light Industrial District)	City of Statesboro-metal building

SUBJECT SITE

The subject site is six parcels totaling 5.92-acres. The four smaller parcels are currently vacant and the other two parcels are occupied with several storage warehouses. The applicant intends to redevelop the warehouses and develop the property in conjunction with an adjacent property in order to develop a community/public events and outreach spaces.

The 2024 *City of Statesboro Comprehensive Master Plan* designates the subject site in the “Redevelopment Area” character area, which generally allows for the development of a number of residential housing types. This is especially appropriate when related to the overall area found within the Urban Redevelopment Plan.

ENVIRONMENTAL SITE ANALYSIS

The subject property does not contain wetlands, nor is it in a flood zone. The applicant will be removing some structures on the project and has not determined a need for increased detention, but this will be analyzed in the overall development plan for the project.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property has access to both city water and sewer, and normal traffic should not be substantially impacted. Large events will require additional study on the project.

ZONING MAP AMENDMENT STANDARDS FOR DETERMINATION

The *Unified Development Code* permits a zoning amendment subject to conditions if “approved by the mayor and city council based upon findings that the use is consistent with adopted plans for the area and that the location, construction, and operation of the proposed use will not significantly impact upon surrounding development or the community in general.”

The Zoning Procedures Law, specifically the “Steinberg Criteria” provides minimum standards for local governments to consider in the rezoning of properties. Those standards are as follows:

- 1. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby property?**
 - The blighted condition of the property is problematic, and redevelopment would serve a vital purpose in the area.
- 2. Will the zoning proposal adversely affect the existing use or usability of adjacent or nearby property?**
 - No, the properties in the neighborhood are generally vacant, or low in intensity of use.
- 3. Does the property to be rezoned have a reasonable economic use as currently zoned?**
 - There are four (4) parcels along the road that are vacant and the other three (3) have storage warehouse on site. The current zoning district does allow commercial and offices uses.
- 4. The relative gain to the public, as compared to the hardship imposed upon the property owner.**

- The site is within Downtown Area of the *Comprehensive Master Plan*. It is believed that the development of the community/public event and outreach space is vital to the redevelopment of the area.
- 5. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**
- No, the development would substantially improve conditions in the area by utilizing a blighted property, and creating a productive area in the downtown.
- 6. Does the zoning proposal conform to the Long-Range Land Use Plan of the Municipality?**
- It is Staff's opinion that the project conforms to the Comprehensive Plan due to the proposed project and associated development area.

Subject Property



Subject Property (Southern View)



Northern Property



Eastern Property



Project Renderings



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of RZ 25-03-01**. If this petition is approved by the Mayor and City Council, it should be subject to the applicant's agreement to the following enumerated condition(s):

1. Approval of this zoning map amendment does not grant the right to develop on the property. All construction must be reviewed and approved by the City.



City of Statesboro-Department of Planning and Development

ZONING SERVICES REPORT

P.O. Box 348
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SUB 25-03-02 PRELIMINARY SUBDIVISION REQUEST

LOCATION:	6922 Burkhalter Road
EXISTING ZONING:	R-2 (Townhouse Residential)
ACRES:	111.3 acres
PARCEL TAX MAP #:	108 000002 000
COUNCIL DISTRICT:	District 5 (Barr)
EXISTING USE:	Vacant Lot
PROPOSED USE:	Townhome Subdivision



PETITIONER Five Guys Development, LLC
ADDRESS 1007 Monarch Circle; Statesboro GA 30458

REPRESENTATIVE Haydon Rollins
ADDRESS 1100 Brampton Avenue; Statesboro GA, 30458

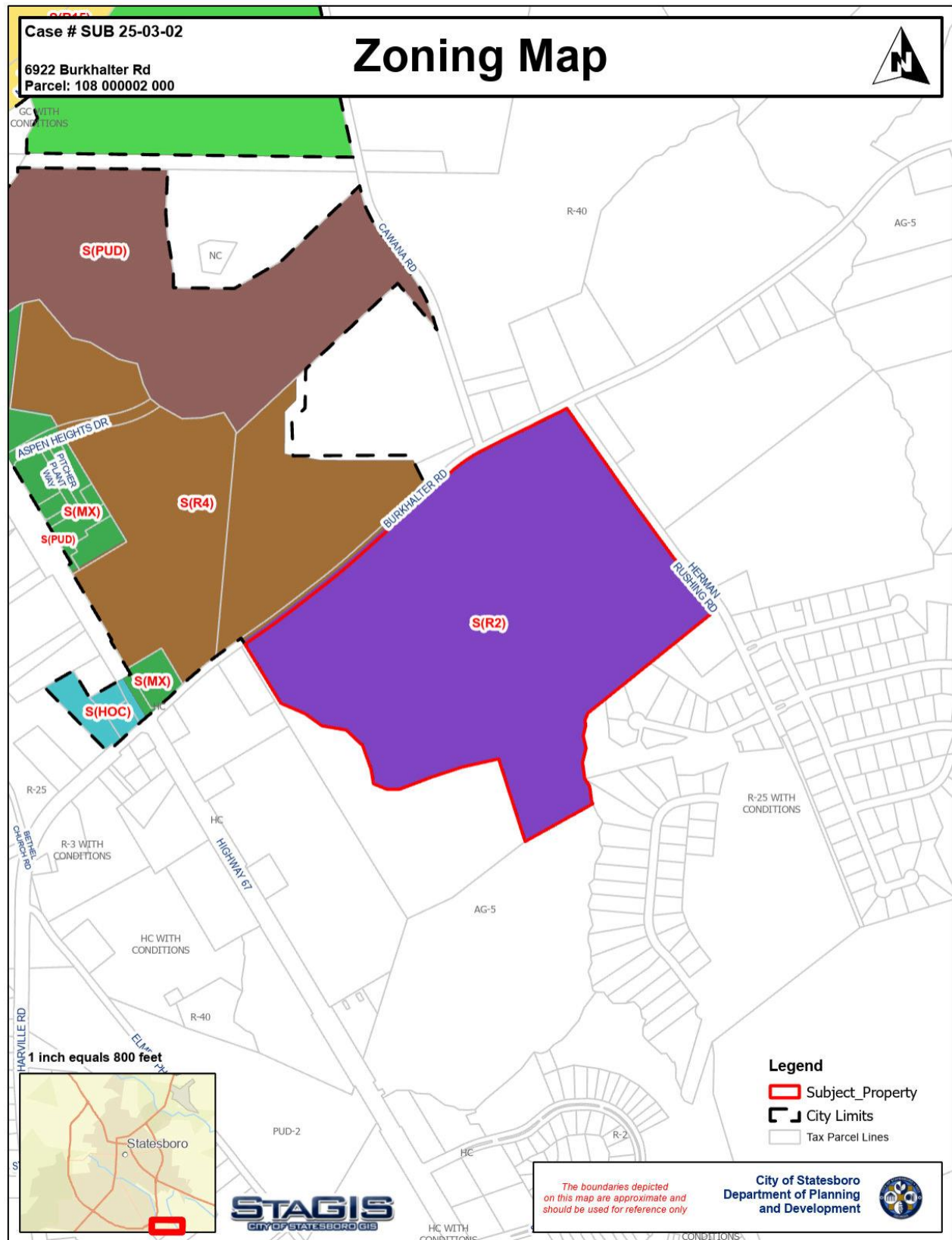
PROPOSAL

The applicant is requesting Preliminary Subdivision Approval on approximately 33.08 acres of property on a larger 111.3-acre site located on Burkhalter Road. This project represents a revision the phase of development.

STAFF/PLANNING COMMISSION RECOMMENDATION

SUB 24-05-04 – CONDITIONAL APPROVAL





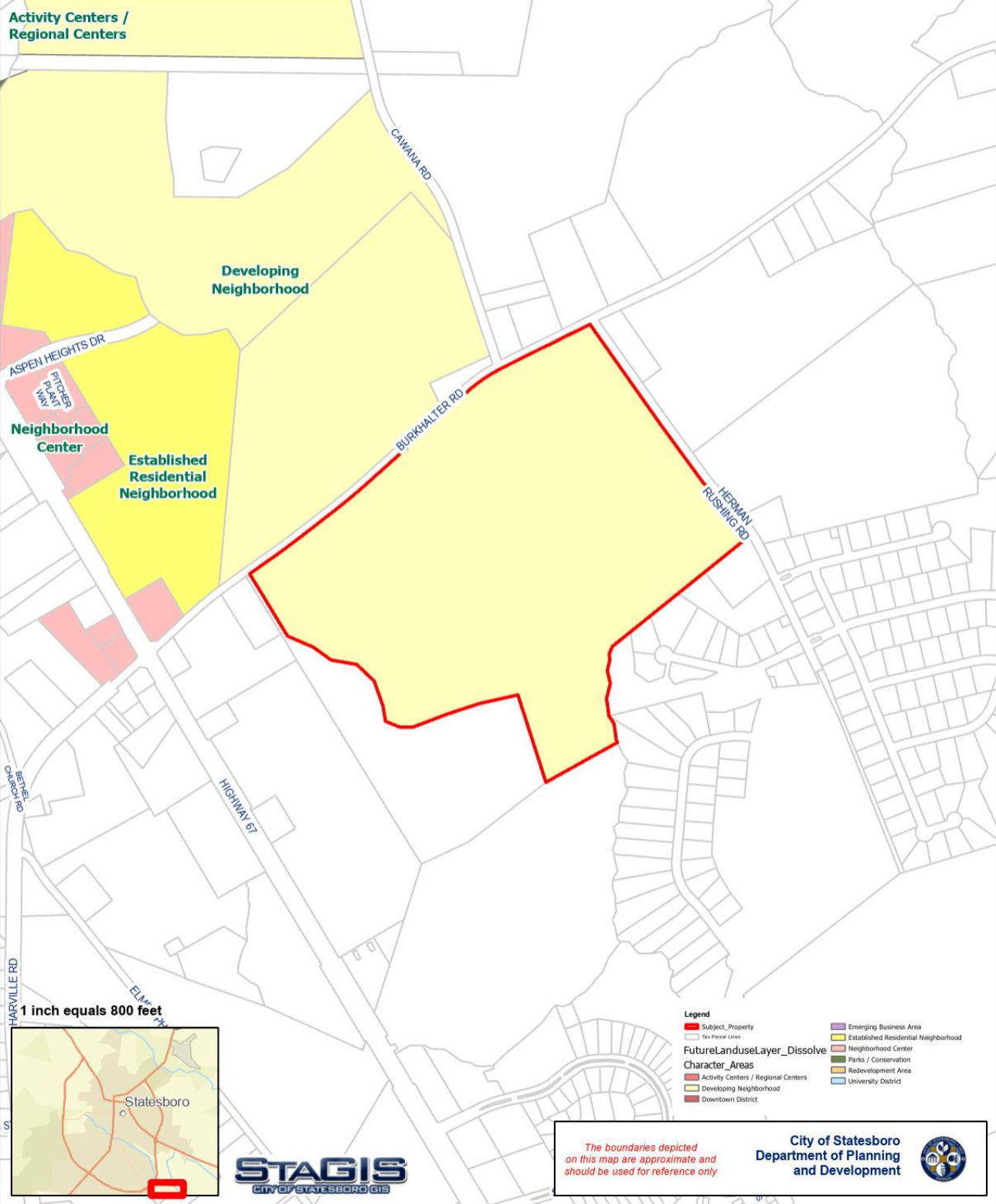
Case # SUB 25-03-02

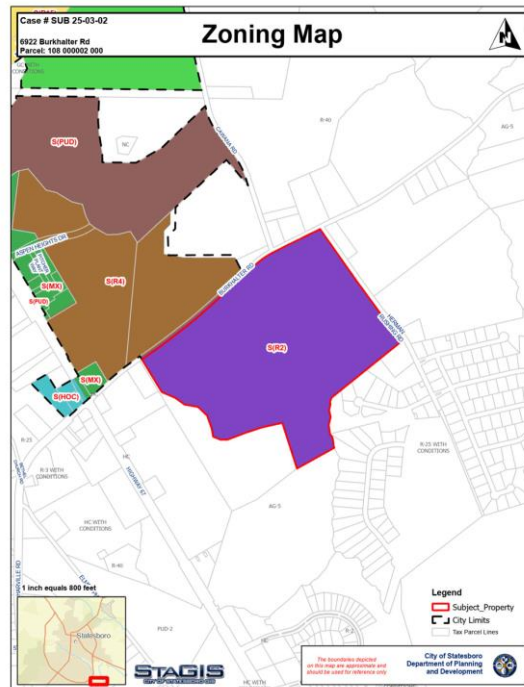
6922 Burkhalter Rd
Parcel: 108 000002 000

Future Land Use Map



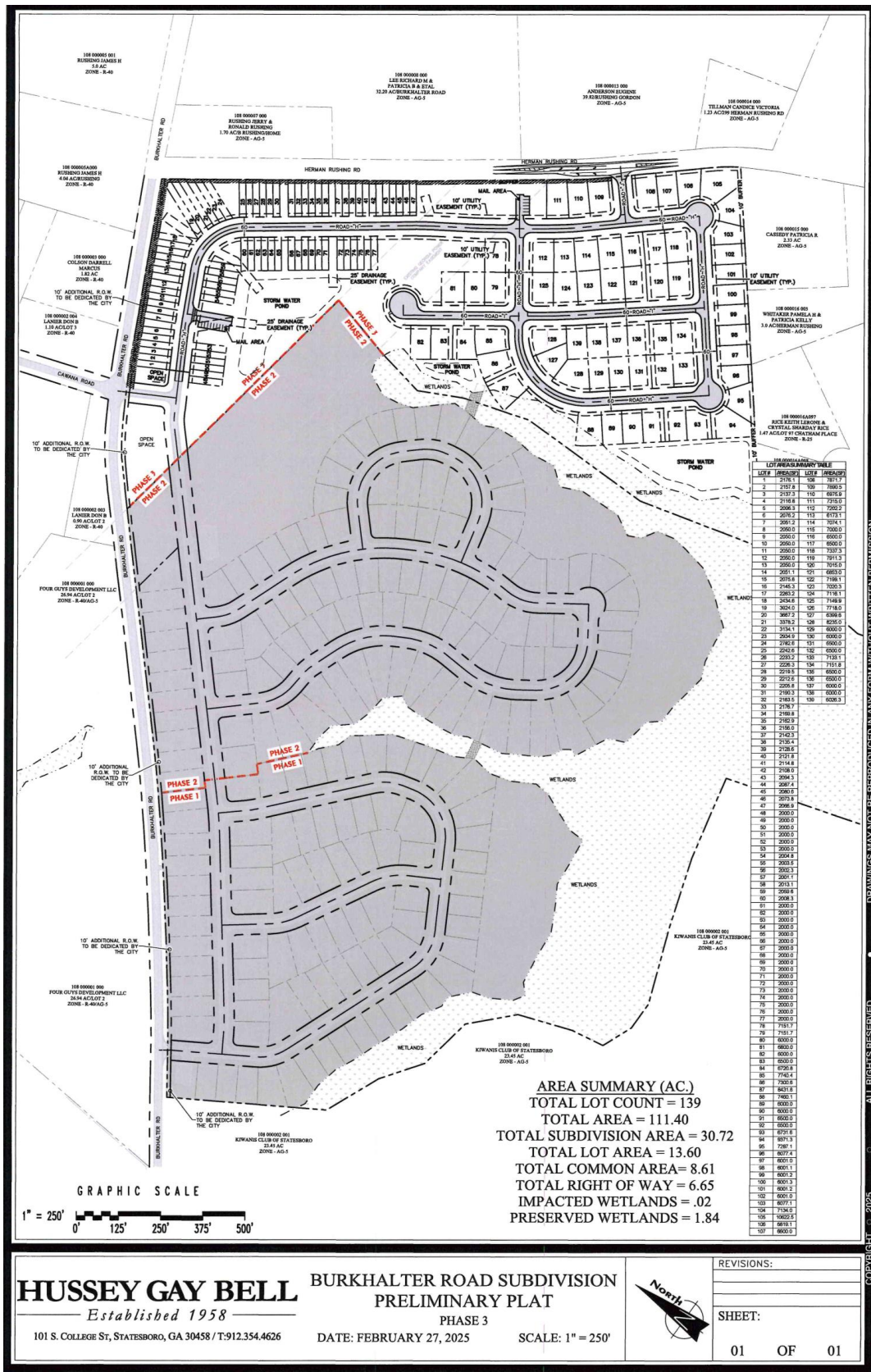
Activity Centers /
Regional Centers





SURROUNDING LAND USES/ZONING		
Location	Parcel Location & Zoning Information	Land Use
North	Location Area #1: R-4 (High-Density Residential)	Vacant
Northeast	Location Area #2: AG-5 (Agricultural District - County)	Vacant
Northwest	Location Area #3: AG-5 (Agricultural District - County)	Vacant
East	Location Area #4: AG-5 (Agricultural District - County)	Vacant
West	Location Area #5: AG-5 (Agricultural District - County)	Vacant
Southwest	Location Area #6: GC (General Commercial – County)	Vacant
Southeast	Location Area #7: R-25 (Single-Family Residential – County)	Chatham Place Subdivision
South	Location Area #8: R-25 (Single-Family Residential – County)	Chatham Place Subdivision

PRELIMINARY PLAT



SUBJECT SITE

The subject site is a mostly vacant lot with of approximately 111.3 acres with three (3) proposed phases being developed under the R-2 (Townhouse Residential) zoning district. As per the R-2 use regulations, one-household residential development is allowed based on the R-6 (Single-Family Residential) setback, amenity, and lot size requirements. 3rd phase as presented by this case, represents the revision of this phase, now incorporating a design with 139 units, with 56 of those units being single-family residential.

The *City of Statesboro 2024 Comprehensive Master Plan* shows this area as a part of the “Developing Urban Neighborhood” character area.

ENVIRONMENTAL SITE ANALYSIS

The subject property does contain some wetlands to the South, but general disturbance of the wetlands is not reflected in this subdivision.

COMMUNITY FACILITIES AND TRANSPORTATION

The subject property is not currently served by City Water or Sewer, but water and sewer can be connected from multiple areas, which are currently under consideration. The property disburses onto the existing Burkhalter Road. This road has significant issues associated with traffic stacking, and collaboration with the County must be undertaken to ensure the appropriate service level is attached to this road. The PLAT does show the agreed upon Right-of-Way for the project for future road improvements as agreed upon by the initial annexation and zoning map amendment request. The Traffic Impact Analysis May 31, 2024 shows a number of road conditions and traffic volumes being impacted due to existing and proposed development, and recommendations have been made to ensure that the traffic issues generated by Phases 1 & 2 of the project do not negatively impact the already existing roadway. The Department of Public Works & Engineering have determined that the necessary road improvements outlined would assist in allowing the existing intersection of Cawana Road, to not degrade into a service level of “F” at the completion of this development. Improvements would also assist in the overall improvement of Burkhalter Road. As noted, the applicant will not be liable to improve the service level of SR 67, but the right-of-way as provided will allow for future improvement of this road’s service level between collaboration of the City and County.

Subject Property



Western Property



Western Property



Northern Property



STAFF/PLANNING COMMISSION RECOMMENDATION

Staff recommends **Approval of SUB 25-03-02**. If this petition is approved the following enumerated condition(s):

- (1) All conditions as outlined in SUB 24-05-04 must be upheld in accordance with the approval of that PLAT, to include right-of-way improvements, and traffic study implementations.